

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 12/17/02

AGENDA ITEM 2

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 6993 – Tricon Development, Inc. (Subdivider) - Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement - The property is located at 22879 Grand Street

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution approving Final Map 6993 and authorizing the City Manager to execute subdivision improvement agreements.

DISCUSSION:

On May 20, 1999, the Planning Commission approved Tentative Map Tract 6993 for development of 5 single-family detached condominiums on Grand Street. The 0.6-acre parcel is located on the westerly side of Grand Street, 170 feet north of Dean Street. The project was found to be compatible with the surrounding residential land uses, the *General Plan* designation and the Zoning Ordinance.

The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of City ordinances. The developer has submitted the subdivision improvement agreement and has posted a security for faithful performance of the improvements in the amount of approximately \$22,200.00 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in black ink, appearing to read "Andrew S. Gaber", written over a horizontal line.

Andrew S. Gaber

Development Review Engineer


Recommended by:

A handwritten signature in black ink, appearing to read "Sylvia Ehrenthal", written over a horizontal line.

Sylvia Ehrenthal

Director of Community and Economic Development

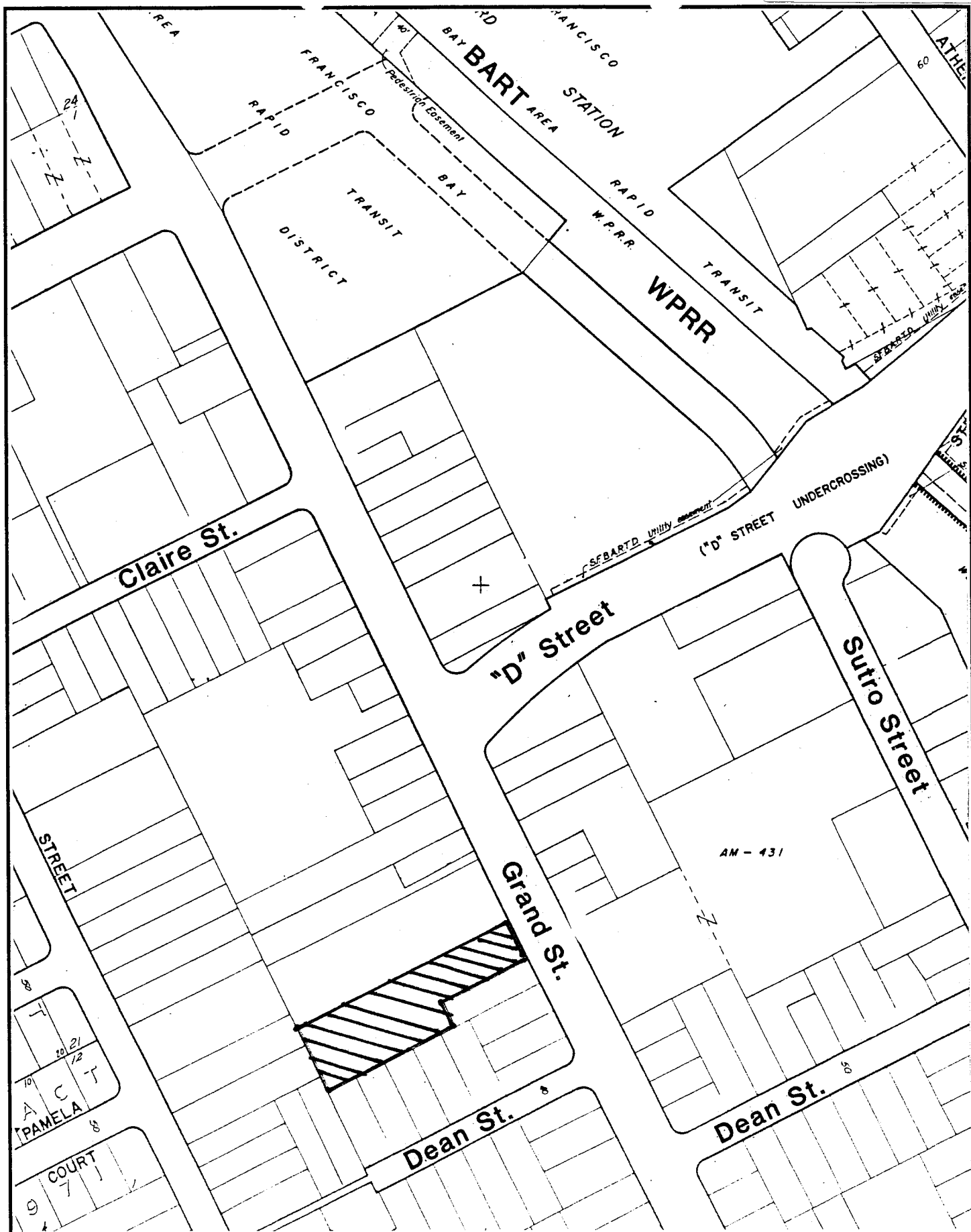
Approved by:



Jesus Armas, City Manager

Exhibits: A. Area Map
 Draft Resolution

12/10/02



AREA MAP ■ TENTATIVE TRACT 6993

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

me
12/5/02

RESOLUTION APPROVING FINAL MAP FOR TRACT 6993
AND AUTHORIZING THE CITY MANAGER TO EXECUTE
A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 6993 for development of 5 single-family detached condominiums located at 22879 Grand Street; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of Final Map Tract 6993.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 6993 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 6993.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 6993 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward